

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

August 2, 2007 (Agenda)

LAFCO 07-4: Hummel Village Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 15 acres located east and west of Hummel Drive, about 400 feet north of Mooncrest Lane, Orcutt Area

PURPOSE: To annex territory to street lighting and open space maintenance districts to serve eight existing housing units for seniors, four existing single-family homes and five proposed housing units for seniors.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of Hummel Village Phase II, a senior housing project consisting of five single-family homes to be used as shared housing for seniors. Included in the reorganization is Hummel Village Phase I that contains eight existing senior housing units.

Each proposed unit will contain four private suites (bedroom and bathroom) to accommodate four to eight residents plus one caregiver per residence. Common areas within each unit include a kitchen, family room, reading room and garage.

The proposal is located within and is consistent with the Orcutt Community Plan.

PROJECT INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

The site contains 12 existing dwelling units. Five additional units will be constructed.

The Comprehensive Plan designation is Urban, Residential, 4.6 units per acre. The site is zoned DR (Design Residential, 4.6). The property is within the Spheres of Influence of the annexing agencies.

Surrounding land uses are vacant to the north and east and single-family residential to the south and west.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are generally level terrain. There are no significant natural boundaries affecting the proposal.

3. Population:

There are 12 dwelling units on the site. Approval of the proposal could result in five additional residences. These uses are consistent with all adopted plans for the community.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing districts provide street lighting, and parks/open space maintenance for the Orcutt community. Water for the project will be provided by the private Cal-Cities Water Company. Sanitation will be provided by the Laguna Sanitation District which currently encompasses this property.

A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

5. Environmental Impact of the Proposal:

The County has certified a Negative Declaration for Hummel Village Phase II. A copy is enclosed for members of the Commission.

6. Annexing Agency Consent and Registered Voters:

The annexing agencies have consented to the waiver of conducting authority proceedings. The territory is inhabited; there are 17 registered voters.

7. Boundaries and Lines of Assessment:

The property is contiguous to the annexing districts. The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. Overall tax rates will not be affected by this change. The assessed value is \$4,340,470. The annexing agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Certify it has reviewed and considered information contained in the Negative Declaration prepared and certified by the County.
- B. Adopt this report and approve the proposal, to be known as the Hummel Village Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5.
- C. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

OPTION 2 – Adopt this report and DENY the proposal:

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION